

ARETE

Effective Date: 08/18/2025 | V1.1

FUNDLOANS

PRIMARY RESIDENCE		FULL DOC	
Maximum LTVs		Purch / RT Refi	Cash Out
Loan Amount	FICO	LTV/CLTV	LTV/CLTV
≤\$1 MM	700	85	80
	660	80	75
	620	75	70
>\$1 MM to \$1.5 MM	720	85	80
	700	80	80
	680	80	75
	660	80	75
	620	75	70
>\$1.5 MM to \$2 MM	740	85	80
	700	80	80
	680	80	75
	620	75	70
>\$2 MM to \$2.5 MM	720	75	75
	700	75	70
	680	75	65
	620	70	N/A
>\$2.5 MM to \$3 MM	720	75	70
	700	75	65
	680	70	65
	620	70	N/A
>\$3 MM to \$3.5 MM	700	70	65

PRIMARY RESIDENCE		ALT DOC	
Maximum LTVs		Purch / RT Refi	Cash Out
Loan Amount	FICO	LTV/CLTV	LTV/CLTV
≤\$1 MM	700	85	80
	660	80	75
	620	75	70
>\$1 MM to \$1.5 MM	720	85	80
	700	80	75
	680	80	75
	660	80	75
	620	75	70
>\$1.5 MM to \$2 MM	740	85	80
	700	80	75
	680	80	70
	620	75	70
>\$2 MM to \$2.5 MM	720	75	75
	700	75	70
	680	75	65
	620	70	N/A
>\$2.5 MM to \$3 MM	720	75	70
	700	75	65
	680	70	65
	620	70	N/A
>\$3 MM to \$3.5 MM	700	70	65

* Alt Doc = 1099, bank statement, or asset depletion

2nd HOME & NOO		FULL DOC	
Maximum LTVs		Purch / RT Refi	Cash Out
Loan Amount	FICO	LTV/CLTV	LTV/CLTV
≤\$1 MM	660	80	75
	620	75	70
>\$1 MM to \$2 MM	680	80	75
	620	75	70
> \$2 MM to \$2.5MM	720	75	70
	620	75	65

2nd HOME & NOO		ALT DOC	
Maximum LTVs		Purch / RT Refi	Cash Out
Loan Amount	FICO	LTV/CLTV	LTV/CLTV
≤\$1 MM	660	80	75
	620	75	70
>\$1 MM to \$2 MM	680	80	75
	620	75	70
> \$2 MM to \$2.5MM	720	N/A	N/A
	620	N/A	N/A

Program Restrictions	
Housing (≤ 80% LTV)	1x30x12
Housing (> 80% LTV)	0x30x12
Credit Event (≤ 80% LTV)	24 mo.
Credit Event (> 80% LTV)	48 mo.
Min FICO	620
Max LTV: Purchase & R/T	85
Max LTV: Cash Out	80
IO/NW Condo/2-4/Rural	80% max LTV/CLTV
Max Loan Amount	\$3,500,000
Min Loan Amount	\$300,000
Fixed Terms	30yr Fix/ 40 yr Fix (w/ 10 yr IO)
5/6 Mo SOFR ARM (2/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor
7/6 Mo SOFR ARM (5/1/5 Caps)	6mo. SOFR - 3.75% Margin/Floor

Eligible Borrowers
• US Citizens • Permanent Resident Aliens • Non-Permanent Resident Aliens

Cash-Out Limits
Max \$500,000

DTI
Up to 50% Max DTI

STR Income
Max 75% LTV/CLTV

Reserves
• Loan Amount ≤\$1 MM 3 Months • Loan Amount >\$1 MM 6 Months
Additional 2 months PITIA for each additional financed property. Max 12 months.
Cash-out may be used to meet requirement

Condotel
Purchase & R/T 80% max LTV/CLTV
Cashout 75% max LTV/CLTV

Declining Market
Reduce max LTV/CLTV 5% (80% max)